



City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

**RESOLUTION NO. 078-16
617 BRADBURY AVENUE
TIME EXTENTION
DECEMBER 7, 2016**

**APPLICATION OF CLAY AURELL, ARCHITECT FOR LEED SANTA BARBARA LLC,
617 BRADBURY AVENUE, 037-122-006, C-2 COMMERCIAL ZONES, GENERAL PLAN
DESIGNATION: COMMERCIAL/RESIDENTIAL 12 UNITS/ACRE (MST2007-00559)**

This is a request for a one year time extension for the Tentative Map approved by the City Council on appeal on May 25, 2010 for 617 Bradbury Avenue. The two-year approval was extended by the State an additional four years resulting in an expiration date of May 25, 2016. Staff received a letter requesting the extension and the required fee on March 4, 2016, prior to the approval expiring on May 25, 2016. The discretionary applications approved for this project were a Modification to allow the required common open area to be located in the front yard, and/or smaller than the required dimensions (SBMC §28.21.081.A.3 and §28.92.110.A); and a Tentative Subdivision Map for a one-lot subdivision to create two (2) commercial and two (2) residential condominium units (SBMC 27.07 and 27.13).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, November 30, 2016.
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

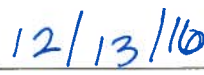
- I. Approved the one-year Time Extension to May 25, 2017, for the Tentative Subdivision Map and Modification, originally approved by the City Council on May 25, 2010 making the finding that the project continues to be consistent with the General Plan and Zoning Ordinance.
- II. Said approval is subject to the original Conditions of Approval contained in Staff Hearing Officer Resolution No. 062-09.

This motion was passed and adopted on the 7th day of December, 2016 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the city of Santa Barbara Staff Hearing Officer at its meeting of the above date.



Krystal M. Vaughn, Commission Secretary



Date

PLEASE BE ADVISED:

PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.